

STAFFORD COUNTY PLANNING COMMISSION AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

SEPTEMBER 5, 2012
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. [Amendment to Zoning Ordinance](#) – Proposed Ordinance O012-16 to amend and reordain Stafford County Code, Section, 28-25. “Definitions of specific terms;”, Section 28-35, Table 3.1 “Table of Uses and Standards;” and Table 7.1, “Required Parking Spaces” to define data centers, list them as a principal permitted use in the zoning ordinance and provide a parking standard for such use as an economic development strategy in order to attract data centers to the County. **(Time Limit: September 18, 2012) (History - Deferred August 15, 2012 to September 5, 2012)**
2. [RC1200061: Reclassification – Walgreens at Cool Spring Road](#) – A proposed reclassification from M-1, Light Industrial to B-2, Urban Commercial Zoning District to allow a pharmacy and other retail uses on a portion of Assessor’s Parcel 54-48, consisting of 4.27 acres, located on the south side of White Oak Road east of Cool Spring Road in the George Washington Election District. **(Time Limit: October 9, 2012) (History - Deferred July 11, 2012 to August 15, 2012) (Deferred August 15, 2012 to September 5, 2012)**
3. [COM1200245; Comprehensive Plan Compliance Review, Jumping Branch Farm, LLC](#) – A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for the extension of water and sewer outside of the Urban Services Area, to serve up to 158 lots on Assessor's Parcel 36-67A, located on the north side of Truslow Road, approximately 1,900 feet west of Berea Church Road within the Hartwood Election District. **(Time Limit: October 14, 2012) (History - Deferred August 15, 2012 to September 5, 2012)**
4. [Architectural Design Standards](#) – Amend the Traditional Neighborhood Development Plan, an element of the Comprehensive Plan, to incorporate Architectural Design Standards. **(Time Limit: October 5, 2012) (Deferred April 18, 2012 to May 2, 2012) (Deferred May 2, 2012 to May 16, 2012) (Deferred May 16, 2012 to June 6, 2012) (Deferred June 6, 2012 to June 20, 2012) (Deferred June 20, 2012 to July 11, 2012) (Deferred July 11, 2012 to August 15, 2012) (Deferred August 15, 2012 to September 5, 2012)**
(Authorize for Public Hearing by: September 5, 2012)
(Potential Public Hearing Date: October 10, 2012)

5. [Amendment to Zoning Ordinance](#) – A proposed Ordinance to amend and reordain Stafford County Code regarding sign regulations for uses such as places of worship, community centers, marinas, golf courses, nursing homes, schools, and other similar uses permitted by conditional use permit in various zoning districts but do not permit signs in that district for that use. The regulations are to allow for signage that is compatible with the other uses with in the zoning district and community and shall include on-premise and off-premise signs. **(Time Limit: November 7, 2012) (History – Deferred July 11, 2012 to August 15, 2012) (Deferred August 15, 2012 to September 5, 2012)**
(Authorize for Public Hearing by: September 19, 2012)
(Potential Public Hearing Date: October 17, 2012)
6. [Urban Development Areas](#) – Discussion of Urban Development Areas to study the future applicability of Urban Development Areas in the County and identify any recommendations that should be considered for amending the Comprehensive Plan. **(Time Limit: October 4, 2012) (History – Deferred August 15, 2012 until 2013, Requested time extension from Board of Supervisors)**

NEW BUSINESS

None

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

7. [RC1200128; Reclassification – Hilldrup Transfer and Storage](#) – A proposed reclassification from R-1, Suburban Residential to M-1, Light Industrial Zoning District to allow a storage warehouse and other related uses on Assessor's Parcels 13-1 and 13-2, consisting of 4.29 acres, located on the south side of George Mason Road, 1,900 feet east of Jefferson Davis Highway, within the Griffis-Widewater Election District. **(Time Limit: December 4, 2012)**
8. [RC1200130; Reclassification – Hilldrup Transfer and Storage](#) – A proposed amendment to proffered conditions to remove a height barrier restriction and establish limitations for rollback, tow, and tractor trailer trucks to access the property and use of George Mason Road, on a portion of Assessor's Parcel 13-9, zoned M-1, Light Industrial, consisting of 5.19 acres, located on the east side of Jefferson Davis Highway, and north side of George Mason Road, within the Griffis-Widewater Election District. **(Time Limit: December 4, 2012)**

PLANNING DIRECTOR'S REPORT

- Lot width in A-1 Zoning Districts

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

9. [Proffer Guidelines](#)

CHAIRMAN'S REPORT

OTHER BUSINESS

10. TRC Information – Meeting September 12, 2012

APPROVAL OF MINUTES

None

ADJOURNMENT